



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY MAY 21, 2012
1015 LOCUST ST. #1200
4:00 P.M.
www.stlouis-mo.gov/cultural-resources**

Approval of the April 23, 2012 minutes
Approval of the current agenda

SPECIAL AGENDA ITEM	Jurisdiction:	Page:
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| A. Public hearing and vote to approve petition:
Extension of the Hyde Park Local Historic District..... | | 1 |
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PRELIMINARY REVIEW

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Solar Panel installation | Soulard Historic District | 5 |
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APPEALS OF DENIALS

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| C. 4032 N. 22 nd STREET
(<i>Appeal withdrawn by applicant</i>). | | |
| D. 6633-35 S. BROADWAY
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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE: May 21, 2012
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Public Hearing and vote to approve petition: Expansion of the Hyde Park Certified Local Historic District — Ward 3

RECOMMENDATION:

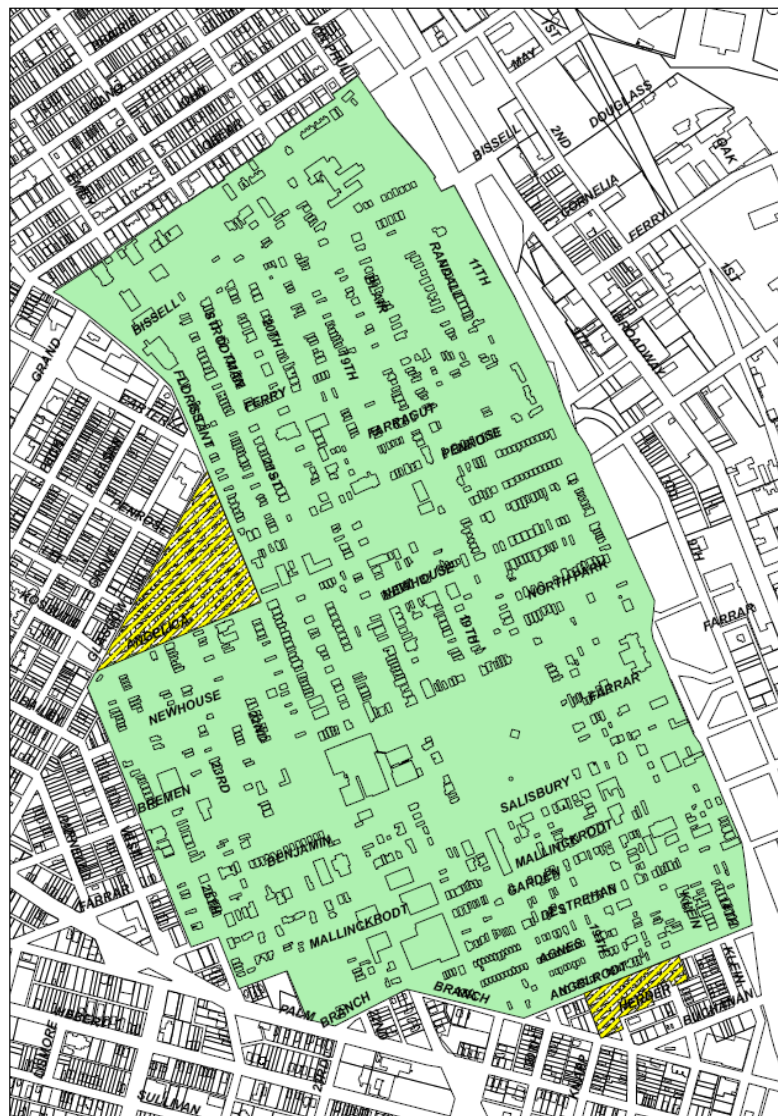
Staff recommends that the Preservation Board, after the public hearing, approve the petition to extend the Hyde Park Historic District and direct the Cultural Resources Office to prepare a Board Bill to expand the district.

PETITIONER:

Honorable Freeman Bosley, 3rd Ward Alderman

OWNERS:

Various property owners in the Hyde Park proposed expansion areas



PROPOSED EXPANSION AREAS IN YELLOW

PROPOSAL:

Alderman Bosley has proposed adding two small areas to the Hyde Park Certified Local Historic District, which was established in 1978. The local historic district was certified by the National Park Service in 1982. This extension is proposed in order to make historic tax credits available to more property owners, as well as to provide for the use of the local historic district standards in a larger area. The proposed extension will be by ordinance. The steps to designate or certify these areas under the National Register are parallel processes. The historic district design standards are not being revised at this time. The Preservation Board concluded that the expansion areas met Criterion A: *Has significant character or value as part of the development, heritage or cultural characteristics of the City*, at the March 26, 2012 Board meeting.



NORTH ADDITION





SOUTH ADDITION



RELEVANT LEGISLATION:

St. Louis City Ordinance #64689, as modified by Ordinance # 64925:

PART IVA - DESIGNATION OF HISTORIC DISTRICTS

SECTION NINETEEN. Distribution and review of petition - Historic District Designation.

A. Within five days after a petition for designation of an Historic District has been filed as provided in Section Eighteen, the Preservation Board shall transmit to the Planning Commission and to the Board of Public Service copies of the petition together with all exhibits and documents appurtenant thereto.

The Planning Commission and the Board of Public Service have both considered the petition and provided favorable recommendations as to: (i) the proposed designation's conformity with the Comprehensive Plan for the City and any applicable neighborhood and development plans; and (ii) the degree to which the proposed designation advances the physical development of the City.

SECTION TWENTY. Public hearing on petition - Historic District Designation.

Within ninety (90) days after the filing of the petition, the Preservation Board shall hold a public hearing regarding the petition for designation.

All requirements for notification have been met and letters were sent to each home owner notifying them of the Public Hearing to be held at the May 21 Preservation Board meeting.

SECTION TWENTY-THREE. Determination - Historic District Designation.

A. After review and consideration of the petition, recommendations of the Board of Public Service and the Planning Commission and comments received from property Owners and other interested parties, the Preservation Board shall:

- 1. Approve the petition as submitted; or*
- 2. Approve the petition with such modifications or conditions as the Preservation Board shall deem appropriate; or*
- 3. Disapprove the petition.*

SECTION TWENTY-FOUR. Preparation of Historic District Designation bill upon approval of petition.

In the event of approval of a petition for designation of an Historic District, the Preservation Board shall cause to be prepared an historic district designation bill with an Historic District plan for the proposed district for consideration by the Board of Aldermen.

The Board's actions at the May 21 meeting will respond to these requirements.

COMMENTS:

The two areas proposed for inclusion in the Extension of the Hyde Park Certified Local Historic District will allow more property owners to use State and perhaps Federal rehabilitation tax credits as properties are brought back into use. The actions taken at the May 21 meeting conclude the Preservation Board's responsibilities in the extension of this district. Upon receipt of the ordinance prepared by the Cultural Resources Office, Alderman Bosley will introduce a board bill to expand the Hyde Park local district.

CONCLUSION:

Staff recommends that the Preservation Board approve the petition for extension of the boundaries of the Hyde Park Local Historic District and the incorporation of the existing historic district design standards and direct the Cultural Resources Office to prepare a Board Bill for the expansion of the district.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

DATE: May 21, 2012
FROM: Betsy Bradley, Cultural Resources Office
SUBJECT: Preliminary Review: install solar panels on a street-facing roof
ADDRESS: 1027 Russell Avenue
JURISDICTION: Soulard Neighborhood Certified Local Historic District — Ward 7



1027 RUSSELL

OWNER: Robert Hiscox

APPLICANT:
Heartland Alternative Energy

RECOMMENDATION:
That the Preservation Board deny preliminary approval for a variance to the historic district standards to allow the installation of the solar panels as proposed.



BACKGROUND:

The Cultural Resources Office received notice on April 12, 2012 that work was underway without a Cultural Resources only permit at 1027 Russell, a contributing resource in the Soulard Neighborhood Certified Local District. A Stop Work order was issued and the owner has subsequently applied for a permit to re-roof the two buildings on the property. The owner also submitted this Preliminary Review Application requesting a variance for the installation of solar panels on a street-facing roof of 1027 Russell. As the Soulard Neighborhood Historic District Rehabilitation and New Construction Standards specifically state that solar collectors shall not be visible from the street, the project was scheduled for review before the Preservation Board.

The proposal is for approximately 30 solar panels to be installed on most of the south-facing roof of the rear wing of the main building at 1027 Russell. The applicant has installed black shingles on the roof and proposes to use Suniva Optimus Monocrystalline Solar panels, a product that is entirely black, in order to attempt to minimize the visual presence of the panels.



IMAGE SUPPLIED BY APPLICANT REPRESENTING PROPOSED INSTALLATION

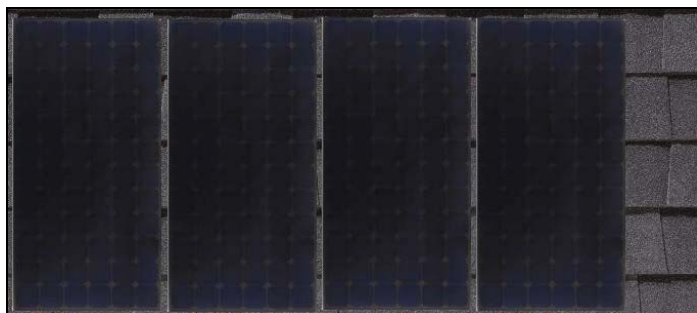


IMAGE SHOWING PANELS ON BLACK SHINGLES



INSTALLED SUNIVA PANEL IN THE SUN

RELEVANT LEGISLATION:

St. Louis City Ordinance #57078, the Soulard Neighborhood Historic District Rehabilitation and New Construction Standards:

101.17 Public, Semi-Public and Private Facades

Comment: The definition of Facades is the same for existing buildings and new construction.

201.9 Roofing Accessories

Skylights and Roof Windows

Skylight or roof windows shall not be on a portion of a roof which slopes toward a Public Façade and shall not be visually dominant on any other portion of a roof.

Antennae and Satellite Dishes

Radio or television antennae or satellite dishes shall not be visible from the street in front of a building and shall not be visually dominant from any other street.

Solar collectors

Solar collectors shall not be visible from a street.

Does Not Comply. The rear wing of 1027 Russell, which rises from the edge of the sidewalk, has a highly visible public façade as the building is located at a corner. The slope is not visible from the sidewalk on the north side of Russell because of the proximity of the rear wing to the sidewalk and two-story height of the building. Yet the entire roof slope of the rear wing of 1027 Russell is visible from the intersection of Russell and Menard, and from both the street and sidewalks on the south side of Russell. The lower portion of the slope is visible from the south side of Russell west to the intersection of 11th from the south sidewalk as the two-story alley building blocks the upper portion of the roof from view in this direction. In summary, the entire proposed installation of solar panels is visible from the south side of an entire block of Russell.



REAR WING OF 1027 RUSSELL



ROOF AS SEEN FROM WEST AT CORNER OF RUSSELL AND 11th



RUSSELL, LOOKING WEST FROM THE MENARD INTERSECTION



VIEW OF OPPOSITE BLOCKFRONT



VIEW OF OPPOSITE BLOCKFRONT

COMMUNITY CONSULTATION:

The Souland Restoration Group (SRG) communicated to the Cultural Resources Office that it is not in support of this project and that it has apprised Mr. Hiscox of this position. An email from SRG President Sean Cochran to the Cultural Resources Office explains that “the SRG has a responsibility to its residents to uphold the Historic Standards of Souland. The SRG by no means opposes solar power or going green, in fact it is quite the opposite. The SRG would like our neighborhood to stay as historical as possible.”

COMMENTS:

The Souland Historic District Standards embodies concepts that are critical in the review of all applications in the district and the Cultural Resources Offices staff has considered them to determine if there is a strong rationale for a variance for this application. The standards define

a public façade as a façade that faces a public street. The introduction explains that the definitions of public, semi-public and private facades recognize the fact that certain portions of a building are more critical to the Soulard Historic District's character than others. Accordingly, the regulations are more stringent for public elements.

The standards state explicitly in the roof accessories section that solar collectors must not be visible from the street. In the limited number of instances that solar panels have been proposed in the past, the Cultural Resources Office has recommended that the Preservation Board grant variances to historic district standards and allow the installation of the solar panels when they would be barely visible from public areas of a district in order to accommodate the desire of property owners to install this technology. In this case, the rear wing roof slope is on a public façade and the solar panel installation would be entirely visible. Russell Avenue is one of the wider streets in the district and links the historic district with interstate highway access and neighborhoods to the west, and therefore a street important in the perception of the historic character of the Soulard district. In addition, the blockfront on Russell between Menard and 11th from which the panels would be visible consists of historic properties that are contributing in the historic district.

The fact that other roof accessories must not be visually dominant was noted and the criteria for visual dominance were considered for this application. Visual dominance addresses how noticeable something is in addition to its being visible, how likely it is to draw the eye as opposed to fade into the overall view of a portion of the district. The Soulard Historic District Standards describe instances that constitute visual dominance:

101 DEFINITIONS

101.27 Visual Dominance

An element is visually dominant if it commands, controls, or prevails the visual perception of a building because of its size, shape, material, or color. It is visually dominant if:

Its size occupies more than 10 percent of the visual plane of the building from a street; or

Its size occupies more than 2 percent of the visual plane of the building from a street and:

- Its shape is not aligned with the natural lines of the building to which it is attached; or*
- Its materials are a distinctly different appearance or texture than those to which it is attached; or*
- Its color is of a brightness, hue, or tone which contrasts with the brightness, hue or tone of the building.*

The solar panels in this application would occupy a high percentage of the plane of the roof of the building and more than 10 percent of the combined roof and wall of the rear wing visible from the street. A rectangular installation of panels would be aligned with the roof shape. There would be a contrast in materials, texture, and brightness, as well as in the slightly raised plane of the panels. With black panels proposed for a black roof, there would be no contrast in

color. Due to their size and contrast in materials and texture, the solar collectors would be visually dominant as defined by the Soulard Historic District Standards.

CONCLUSION:

While the Cultural Resources Office supports the concept that solar panels can be installed on many buildings in a historic district, it feels that the approval of a variance for a large installation on a street-facing roof would indicate that the visibility of solar collectors in a historic district is not a concern. The Soulard Historic District Standards, in several ways, indicate that a visually dominant solar panel installation on a street-facing public façade is not compatible with the historic character of the district. For these reasons, the Cultural Resources Office recommends that the preliminary review not be approved as a variance.

CONTACT:

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CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: May 21, 2012
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: Appeal of Cultural Resources Office Director's Denial of Demolition Permit
ADDRESS: 6633-35 S. Broadway
JURISDICTION: Preservation Review District; Central Carondelet NR Historic District — Ward 11



6633-35 SOUTH BROADWAY

OWNER:
Frank Bingham
c/o Frank & Christa Shinault

APPLICANT:
Little Wrecking

RECOMMENDATION:
That the Preservation Board
uphold the Director's denial of the
demolition.



BACKGROUND:

On February 3, 2012, a demolition permit application was filed for this property, a 3 ½-story multi-family building at the corner of South Broadway and Haven Street in the Carondelet neighborhood and located in the Central Carondelet National Register Historic District. The application was denied by the Cultural Resources Office on March 13, 2012, after receiving no response to an information request letter sent to the applicants. The owner of the property subsequently contacted the office and appealed the denial.



SOUTH BROADWAY FAÇADE



NORTH FAÇADE — NOTE KEYED-IN FAÇADE BRICK AND TRACE OF GABLE AT REAR

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

6633-35 S. Broadway is a contributing building to the Central Carondelet National Register Historic District and is also located within a Preservation Review District.



SOUTH AND REAR FACADES

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.*

Not applicable.



REAR FAÇADE

- B. *Architectural Quality.* Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

This corner building is a considered a High Merit structure, and is a contributing property in the Central Carondelet National Register Historic District. Thought to have been built around the time of the Civil War, 6633-35 South Broadway is notable for its 3½-story height, simple corbelled brick cornice, and shallow sloping roof, which appears to originally have had Baltimore chimneys. It is an excellent example of a mid-19th century vernacular multi-family building, relatively unaltered with the exception of the replacement of its original wood window sills with brick rowlocks. The 1908 Sanborn map shows a small, wood-framed dwelling extending from the rear of the north wall. The outline of this addition can be seen in unfired, soft brick portion of the north wall.



1908 SANBORN MAP SHOWING THE BUILDING WITH ATTACHED 1 ½ –STORY HOUSE

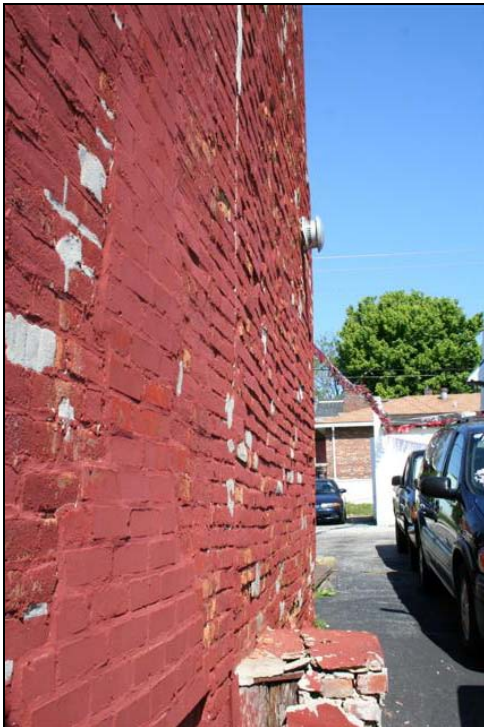
C. *Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.*

1. *Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

The building is considered Sound. It is in need of some structural repair; the north wall has suffered some deterioration, most seriously a vertical crack at the point where the rear addition was attached to the original building. The rear corner appears to be settling. Otherwise, there has been some deterioration of the soft brick, primarily through the ill-advised application of paint and repointing with hard mortar.

2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

Not applicable.



NORTH FACADE



NORTH FACADE AT REAR SHOWING UNEVEN AND SOFT MASONRY — NOTE VERTICAL CRACK WHERE ADDITION JOINS TO MAIN STRUCTURE

D. Neighborhood Effect and Reuse Potential.

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

In this portion of Carondelet, S. Broadway separates an industrial area east of the street from a mixed commercial and residential area to the west. While there are several residences on this block, 6633-35 South Broadway shares its site with a used car lot, on which vehicles are parked directly abutting the building on two sides. Across Haven Street to the south, the South Broadway blockfront is characterized by a mix of historic and contemporary commercial structures. The level of repair and maintenance ranges from fair to good.

2. *Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

This large, three-story multi-family building is a candidate for rehabilitation, especially given the availability of State and Federal historic tax credits. However, because of its setting, surrounded by the car lot and facing a convenience store to the south and heavy industry to the east across South Broadway, prospective rental rates would not be optimal. In addition, the rehabilitation costs would be higher than normal given the possibility that parts, at least, of the north wall may have to be rebuilt.



6633-35 SOUTH BROADWAY AND ENVIRONS

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect*

of tax abatement, if applicable, and the potential for economic growth and development in the area.

Undetermined. No evidence of economic hardship in terms of the rehabilitation of this building has been submitted as the application is for demolition. However, the applicant will submit an estimate for rehabilitation work that he has solicited.

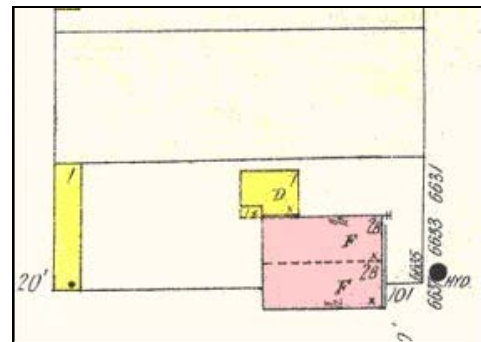
E. Urban Design. The Office shall evaluate the following urban design factors:

- 1. The effect of a proposed partial demolition on attached or row buildings.*

Not applicable.

- 2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.*

This building at the corner of South Broadway and Haven has paved areas to its north and to the west; some modern buildings stand on the property adjacent to the alley. While it holds the corner, it stands alone — a condition that has not changed significantly from that shown on the 1908 Sandborn.



**1908 SANDBORN SHOWING 6633-35
AND ATTACHED HOUSE (DEMOLISHED)**



SITE LOOKING NORTHWEST ALONG SOUTH BROADWAY

- 3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

This block was included in the National Register district because contributing buildings stand on most of its lots. The building's prominent location at the edge of the current residential area of Carondelet, as well as its significance as

a mid-19th century vernacular building type, make it an important visual landmark. In addition, its volume screens views of the existing vehicular-oriented use from the south and the convenience store from the north.

4. *The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

Not applicable.

- F. *Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:*

1. *The applicant has demonstrated site control by ownership or an option contract;*
Yes.
2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;*

The applicant proposes to pave the site and extend the car lot should the building be demolished.

3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*

Not applicable.

4. *The proposed use complies with current zoning requirements;*
The property is zoned F, Neighborhood Commercial. A used car lot is not a permitted use in F, unless a variance has been granted.
5. *The proposed new construction would commence within twelve (12) months from the application date.*

Not applicable.



HAVEN ELEVATION

- G. *Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.*

6633-35 South Broadway is on the same parcel as the car lot and its other buildings.

- H. *Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.*

Not applicable.

COMMENTS:

A building permit for 6633-35 South Broadway is dated 1918; however, there is strong evidence that the building dates from at least the Civil War period: the roof shape; simple brick denticulated cornice; remaining parts of original Baltimore chimneys at the side gables; brick capping at parapets — all indicate a relatively early date for the building. In addition to its significance as an early Carondelet building and an important vernacular property type, the building is prominently located and a visual landmark along South Broadway.

Conversely, the area surrounding 6633-35 South Broadway has sustained considerable demolition of its historic fabric and the incursion of industrial and commercial uses, including the car lot with which it shares the parcel. This loss of historic context makes the substantial investment that would be necessary for complete rehabilitation difficult to justify at the present time. Should in the future the car lot relocate or close, then the development potential of the property would substantially increase.

COMMUNITY CONSULTATION:

The 11th Ward Alderman has indicated to the Cultural Resources Office that he would prefer to see this sound historic building remain standing. The Cultural Resources Office has received no comments concerning the proposed demolition from any organized neighborhood group. Local historians have expressed concern because of the age of the building and the rarity of this property type.

CONCLUSION:

Stabilization and eventual rehabilitation of the building would by far be the preferred outcome because of its historic architectural significance — recognized by its inclusion in a National Register historic district — and its role in the urban design character of the block and Carondelet. As the building is determined to be sound and therefore a candidate for stabilization and eventual rehabilitation, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the demolition of the property.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

DATE: MAY 21, 2012
FROM: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Appeal of Cultural Resources Office Director's Denial of Demolition Permit
ADDRESS: 8301 S. Broadway
JURISDICTION: Preservation Review District — Ward 11



8301 SOUTH BROADWAY



OWNER: Harris House Foundation

APPLICANT: T & T Demolition

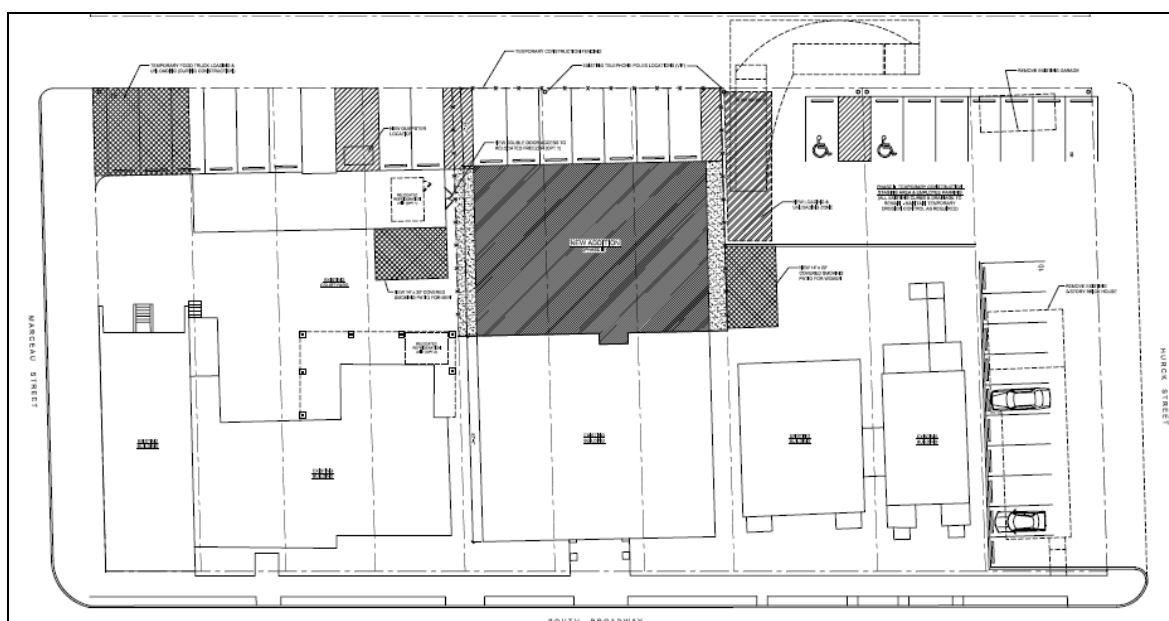
RECOMMENDATION: that the Preservation Board approve the demolition.

BACKGROUND:

On April 19, 2012, a demolition permit application was filed for this property. The application was denied by the Cultural Resources Office on April 20, 2012, as the building was a sound qualifying structure located in a Preservation Review District. The owners are appealing this decision. As additional information about the expansion plan and parking lot design has been provided, the Cultural Resources Office has identified criteria that could justify the proposed demolition.

The demolition is proposed as part of an expansion plan. Harris House proposes to make a significant addition to its 28-day substance abuse treatment program facility, the new building it erected further south on this block in 2007. The 6,000 square-foot addition (the dark grey area in the center of the site plan below), which will include office and clinical treatment space, will be placed where some of the parking for the facility is now located. For this reason, a parking lot is proposed for the corner lot.

The site plan indicates the size of the addition, the reconfiguration of some other functions and the proposed parking on the lot of 8301 S. Broadway. More detail about the design of the parking lot will be presented at the meeting.



PROPOSED SITE PLAN

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established

pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

8301 South Broadway is located in a Preservation Review District.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. *Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.*

Not applicable.

- B. *Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.*

This two-story single-family brick residence is a qualifying property that would contribute to a historic district. The late 19th century building with a false mansard roof is a common residential form with a recessed main entrance in the façade, a small porch at a second entrance in the S. Broadway side of a central wing and a porch along the south side of rear wing. An older garage at the alley and a brick wall are also proposed for demolition.

- C. *Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.*

1. *Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

The building is sound and its soundness is not contested.

2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

Not applicable.

D. Neighborhood Effect and Reuse Potential.

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

In this portion of Carondelet, S. Broadway bisects the southern-most residential area in the City, the Patch neighborhood. Current levels of repair and maintenance are good.

2. *Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

It seems likely that this building could be rehabilitated for future use, given its current condition. It does show signs of deferred maintenance.

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

No evidence of economic hardship in terms of the rehabilitation of this building has been submitted as the application is for demolition.



SOUTH FAÇADE

E. Urban Design. The Office shall evaluate the following urban design factors:

- 1. The effect of a proposed partial demolition on attached or row buildings.
Not applicable.*
- 2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.*

The block-face between Hurck and Marceau consists of historic buildings and the 2007 facility built by Harris House. The new building is compatible in the streetscape and adds to its continuity and rhythm. The loss of the building at the north end of the blockfront would truncate this strong blockfront.



SOUTH BROADWAY BLOCK FRONT WITH 8301 AT LEFT



BLOCKFRONT ACROSS SOUTH BROADWAY

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

This building does not have any notable character. Yet its location at a T-intersection with 19th century brick buildings on the other corner and across the street, means that its loss would diminish the integrity, balance, and density of the intersection at South Broadway, a major thoroughfare.



8301 SOUTH BROADWAY AT LEFT

4. *The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

Not applicable.

- F. *Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:*

1. *The applicant has demonstrated site control by ownership or an option contract;*
Yes.
2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;*

The applicant proposes to create a parking lot at this location as part of an expansion project. The parking lot would adjoin the Harris House facility.

3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*

The schematic site plan suggests that the design of the parking lot could be improved. It would be preferable that no parking sites be located in front of the building line, that curb cuts be minimal or access be from the alley, and that the parking be screened from view in the residential setting. The applicant will present a plan for a landscaped parking lot.

4. *The proposed use complies with current zoning requirements;*

Yes, the property is zoned F, Neighborhood Commercial, which allows for off-street parking.

5. *The proposed new construction would commence within twelve (12) months from the application date.*

Construction will be started this summer.

- G. *Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.*

The Harris House Foundation owns all of the lots on the South Broadway frontage of this block and the proposed project, including the parking lot, will expand the Harris House facility.



CURRENT PARKING AREA OFF ALLEY BEHIND HARRIS HOUSE BUILDINGS

- H. *Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless*

that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

One garage will be included in the demolition.

COMMENTS:

While the loss of 8301 South Broadway would affect the character of the intersection of Hurck and Broadway and the blockfront to the south, the building proposed to be demolished is not particularly distinctive. Though a parking lot generally does not equal or exceed the contribution of a two-story brick building in the streetscapes of St. Louis, some of the criteria indicate that the provision of parking adjacent to a commercial entity – and by extension to a facility like Harris House – is a legitimate function to consider in the evaluation of a demolition proposal. Although we might wish that all parking could be provided behind buildings or away from the South Broadway corridor, the Harris House expansion plans seems to be an instance where the demolition of a building can be considered necessary. Nevertheless, the design of the parking lot will help determine if the loss is compensated for.

COMMUNITY CONSULTATION:

The 11th Ward Alderman has indicated to the Cultural Resources Office that he is in support of the Harris House expansion project, including the demolition of 8301 S. Broadway.

CONCLUSION:

The demolition of 8301 S. Broadway would occur as part of a facility expansion project and the property in question is commonly-controlled and part of an entire blockfront. The Criteria acknowledge parking for an existing concern to be a consideration in the evaluation of a demolition proposal. For these reasons, the Cultural Resources Office recommends that the Preservation Board approve the demolition of the property, upon the receipt of a parking lot design that is appropriate for this primarily residential neighborhood.

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